

# REMS 6.0

***REMS 6.0***

***SYSTEM  
ENHANCEMENTS  
AND  
MODIFICATONS***

# REMS 6.0

- **REPORTS**

NAME OF *STANDARD REPORTS* LIMITED TO:  
letters, numbers, dashes and the underscore

## Output File Name

The Output File Name must include letters,  
numbers, dashes or underscores only.

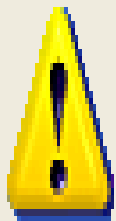
## Property Status

☒ Active☐ Inactive☐ All

# REMS 6.0

## • **REPORTS**

Error message will not let you proceed with wrong characters in the name request



The Output File Name must include letters, numbers, dashes or underscores only.

OK

# **Finance**

# **Module**

# **Redesign**

# Finance Module Redesign

- **Finance** Information received from multiple source systems

DAP                    – Development Application  
Processing

MFIS (F47) – Multifamily Insurance System

LAS                    – Loan Accounting System

PAS                    – Program Accounting System

MARS                – Multifamily Accounting Report  
&

Servicing System

# Finance Module Redesign

- **PROBLEM.....**

**.....A single “financing Instrument” data table**

- Previously information was stored in a shared data table
- Display showed a mix of fields from various systems
- Some data appeared under inappropriate field names

# Finance Module Redesign

- **SOLUTION.....**

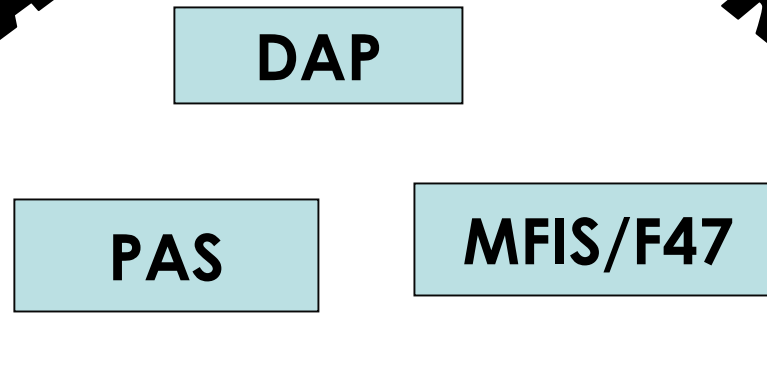
.....**REDESIGN** – Information for each source system stored separately

- Detail screens are specific to a source system
- Only data related to specific source system will display



# Data Conversion – PER FINANCING INSTRUMENT RECORD

**ORIGINAL FINANCING RECORD**



The diagram shows five light blue rectangular boxes arranged in a semi-circle. From top to bottom, the boxes are labeled: DAP, PAS, MFIS/F47, MARS, and LAS.

DAP

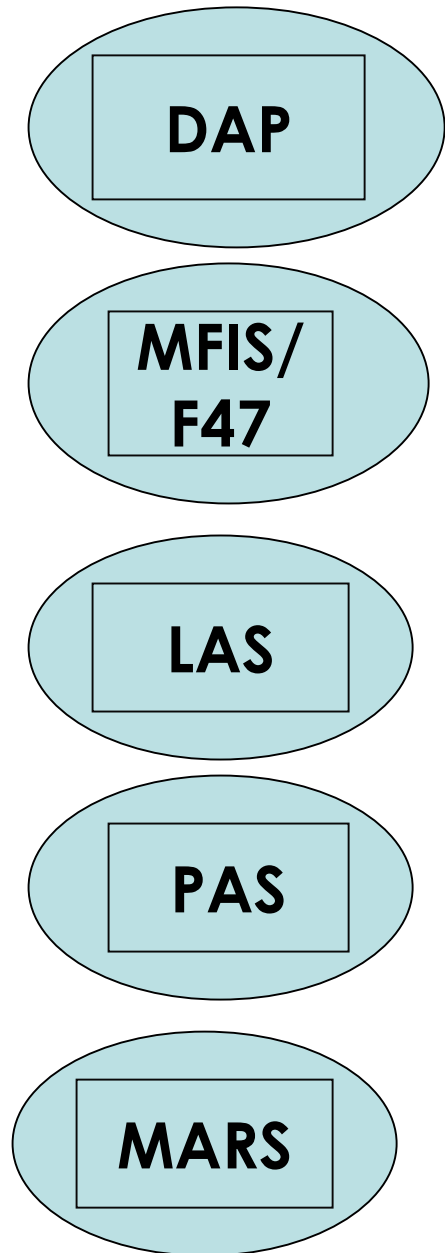
PAS

MFIS/F47

MARS

LAS

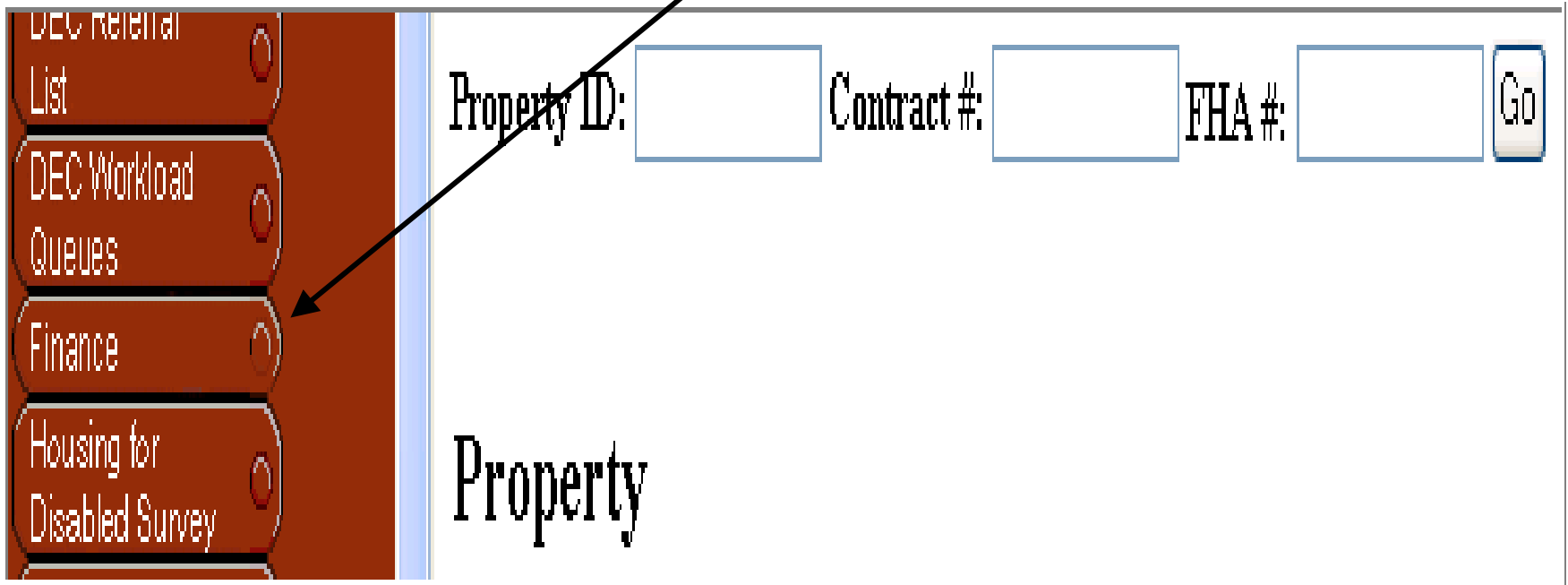
**SHARED HEREMS DATA TABLE**



# Finance Redesign

- **REMS Navigation Sidebar**

- New button label – **FINANCE**



The image shows a screenshot of a web application interface. On the left is a dark brown sidebar with four buttons: 'DEC Referral List', 'DEC Workload Queues', 'Finance', and 'Housing for Disabled Survey'. Each button has a small circular icon to its right. An arrow points from the 'FINANCE' button in the sidebar to the 'Property ID' label in the main content area. The main content area is white and contains a search form with three input fields labeled 'Property ID:', 'Contract #:', and 'FHA #:', followed by a 'Go' button. Below the search form, the word 'Property' is displayed in a large, stylized font.

# Finance Redesign

- **New Label for Summary Table**
- ***Primary Loan* column label changed to *Primary Financing Instrument***

Property ID:  Contract #:  FHA #:

[Go To Printable Page](#)

**Finance Summary**

FHA Number	SOA	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Financing Instrument	In Delinquency or Default
<a href="#">05255005</a>	221(d)(3) BMIR Urban Renewal/ Coop Hsg	Under Management - Active	Yes	Under Management	Yes	No	1	N

# Complete Detail Page with LAS as Current Source System

[Go To Printable Page](#)

## Finance Detail

### Current Status

FHA Number: 033HH006

Primary Financing Instrument: 1

Section of the Act: 202 - 202/162 Direct Loan for Handicapped w/PAC

Active Financing Instrument:

Business Phase:

Under Management:

In Development Pipeline:

Field Office Status:

Under Management - Active

Additional Field Office Status Info:

Source System: LAS

Select to View data from: LAS

Last Update Date: 2/22/2006

SECTION ONE

### From Loan Accounting System (LAS)

[TOP](#)

LAS Status: Active

Date MFH Received the  
Status: 01/01/1900

SECTION TWO

### Loan

Current Loan Amount: \$508,800.00

Unpaid Principal Balance: \$473,571.68

Monthly Payment Service: \$3,924.68

Interest Rate: 9.0000

Term: 480

DAP Initial Closing Date: 08/07/1991

DAP Final Closing Date: 05/27/1993

First Payment Date: 05/01/1992

### Project Information

Loan Funded by Bonds: ☐ Yes ☒ No ☐ Unconfirmed

Eligible for Pre-Pay: ☐ Yes ☒ No ☐ Unconfirmed

[TOP](#)

Financing Comments:

SECTION THREE

# **System Demonstration**

**New Sidebar, New Screens  
and Functionality**

Use “Demo” slides for system  
demonstration

# RECAP

# Finance Detail Page

## (section one)

[Go To Printable Page](#)

### Finance Detail

Save

Reset

#### Current Status

FHA Number: 11444002

Primary Financing Instrument: 1 ▼

Section of the Act: 236(j)(1) - 236(j)(1)/ Lower Income Families

Active Financing Instrument: Yes

Business Phase: Under Management

Under Management: Yes

In Development Pipeline: No

Change to Automatic Status Update

Field Office Status:

Under Management - Active ▼

Additional Field Office Status Info:

▼

Source System: F47

Select to View data from: F47 ▼

Last Update Date: 7/20/1999

Finance Status History

# Finance Detail Page

## (section one)

Additional Field Office Status Info:	<input type="text"/>
Source System: MARS	Select to View data from: <input type="text" value="MARS"/>
Last Update Date: 5/9/2005	<input type="button" value="Finance Status History"/>

---

From Multifamily Accounting Report and Servicing (MARS)

***"Select to View data from:" drop down***



# Finance Detail Page - (section one)

## Status History

[Go To Printable Page](#)

### Finance Status History

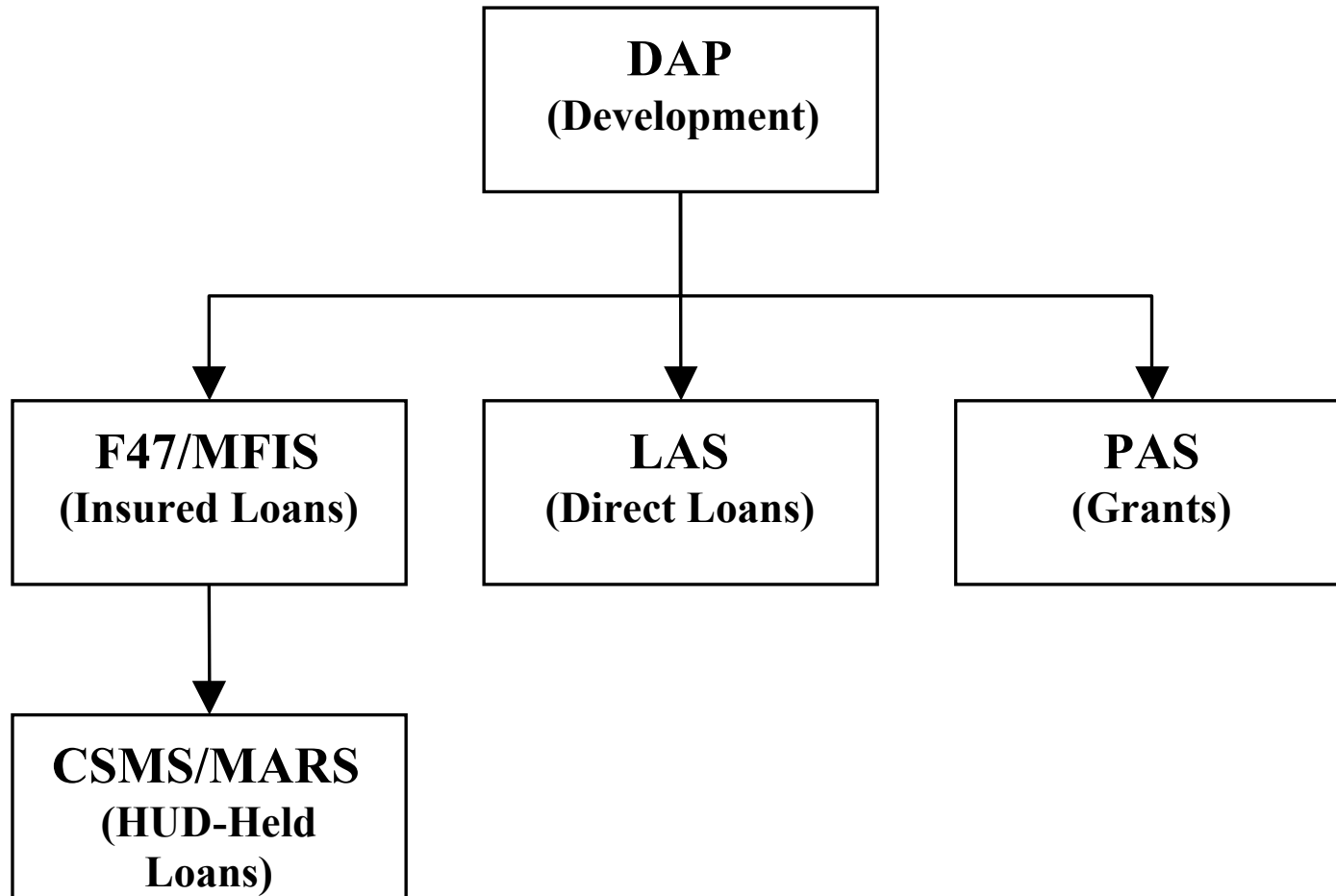
[Back](#)

**FHA Number: 06235361**

Source System	Status	Status Start Date
DAP	Final Endorsement	5/28/1982
DAP	Initial Endorsement	5/7/1981
DAP	Firm - Commitment Issued	1/9/1981
DAP	Firm - Application Officially Received	12/29/1980
F47	Terminated	10/22/2003
F47	Active	5/7/1981
MARS	Third Party Sale	7/16/2004

[Back](#)

# PROCESSING PATH



# Finance Detail Page - (section two)

## DAP view (1 of 2)

### From Development Application Processing (DAP)

[TOP](#) 

DAP Status: Final Endorsement

DAP Status

Date: 12/22/1980

---

#### Mortgage/Capital Advance

Construction Start Date: 09/28/1979

Construction Percent Complete: 0

Construction Status: Cost Certification Review Completed

Initial Occupancy Approved Date:

Initial Endorsement Date: 12/28/1979

Cost Cut Off Date:

Cost Cert Review Completed Date: 12/01/1980

Final Endorsement Date: 12/22/1980

Mortgage Amount at Final Endorsement:

---

#### Project Information

Small Project Processing: ☐ Yes ☐ No ☒ Unconfirmed

Property Located in an Underserved Area at Time of Initial Endorsement  
or Refinance:

☐ Yes ☒ No

# Finance Detail Page - (section two)

## DAP view (2 of 2)

### Originating Mortgagee

**Name:** PFC CORPORATION  
**Street:** FHA MORTGAGE DEPARTMENT  
170 NEWPORT CENTER DR STE 245  
**City:** NEWPORT BEACH  
**State:** CA  
**Zip Code:** 92660-6914  
**Lender ID:** 7032400002

[TOP](#) 

### Originating Mortgagee Contact

<b>Name:</b>	<b>SSN/TIN:</b>
<b>Title:</b>	<b>Phone:</b>
<b>Street:</b>	<b>Fax:</b>
	<b>Pager:</b>
<b>City:</b>	<b>E-Mail:</b>
	<b>Account #:</b>

**U.S. State or Territory:**

**Foreign State or Territory:**

**Country:**

**U.S. Zip Code:**

**Foreign Postal Code:**

**Standardization Status:**

# Finance Detail Page –(section two)

## F47 View (1 of 3)

From Multifamily Insurance System (F47)

[TOP](#)

F47 Status: Active

F47 Status Date: 06/16/1977

### Insured Mortgage

Current Mortgage Amount:	\$9,407,900.00	Initial Endorsement Date:	06/16/1977
Unpaid Principal Balance:	\$7,611,911.12	Final Endorsement Date:	11/16/1979
Interest Rate:	7.0000	First Payment Date:	03/01/1980
Term:	480	Maturity Date:	02/01/2020
Monthly Debt Service:	\$58,463.64		
Annual Insurance Premium:		Annual Insurance Premium Effective Date:	
Reason for Termination: (if applicable)	Not Available and/or Applicable	Termination Date: (if applicable)	

### Project Information

Original Owner Equity:	\$ 999518.00
Annual Distribution Earned:	\$ 59971.08
Mark-Up-to-Market Distribution Increase (if applicable):	\$ 9898.00
Total Allowable Annual Distribution:	\$69,869.08
Loan Funded by Bonds:	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unconfirmed
Risk Sharing(%):	
Eligible for Pre-Pay:	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unconfirmed
Small Project Processing:	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unconfirmed
Property Located in an Underserved Area at Time of Initial Endorsement or Refinance:	<input checked="" type="radio"/> Yes <input type="radio"/> No

# Finance Detail Page – (section two)

## F47 View (2 of 3)

### Excess Income

**Eligible to Retain Excess Income:**

☐ Yes ☒ No ☐ Unconfirmed

**Date Request to Retain Excess Income Submitted:**

-  -

**Date Request Approved:**

-  -

[Excess Income Details](#)

### Holding Mortgagee

**Name:** AMERICAN EXPRESS FINANCIAL SRVCS  
**Street:** REAL ESTATE LOAN MGT 401  
P O BOX 534  
**City:** MINNEAPOLIS  
**State:** MN  
**Zip Code:** 55440  
**Lender ID:** 2227709992

### Holding Mortgagee Contact

[Add](#)

<b>Name:</b>	<b>SSN/TIN:</b>
<b>Title:</b>	<b>Phone:</b>
<b>Street:</b>	<b>Fax:</b>
	<b>Pager:</b>
<b>City:</b>	<b>E-Mail:</b>
	<b>Account #:</b>

**U.S. State or Territory:**

**Foreign State or Territory:**

**Country:**

**U.S. Zip Code:**

**Foreign Postal Code:**

**Standardization Status:**

# Finance Detail Page – (section two)

## F47 View (3 of 3)

### Servicing Mortgagee

**Name:** FEDERAL NATIONAL MORTGAGE ASSN  
**Street:** FHA MORTGAGE DEPARTMENT  
950 EAST PACES FERRY RD S-1900  
**City:** ATLANTA  
**State:** GA  
**Zip Code:** 30326-1161  
**Lender ID:** 9500209999

[TOP](#) 

### Servicing Mortgagee Contact

<b>Name:</b>	<b>SSN/TIN:</b>
<b>Title:</b>	<b>Phone:</b>
<b>Street:</b>	<b>Fax:</b>
	<b>Pager:</b>
<b>City:</b>	<b>E-Mail:</b>
	<b>Account #:</b>

**U.S. State or Territory:**

**Foreign State or Territory:**

**Country:**

**U.S. Zip Code:**

**Foreign Postal Code:**

**Standardization Status:**

# Finance Detail Page – (section two)

## LAS View

### From Loan Accounting System (LAS)

[TOP](#) 

LAS Status: Active

Date MFH Received the  
Status: 01/01/1900

---

### Loan

Current Loan Amount:	\$508,800.00
Unpaid Principal Balance:	\$473,571.68
Monthly Payment Service:	\$3,924.68
Interest Rate:	9.0000
Term:	480
DAP Initial Closing Date:	08/07/1991
DAP Final Closing Date:	05/27/1993
First Payment Date:	05/01/1992

---

### Project Information

Loan Funded by Bonds:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unconfirmed
Eligible for Pre-Pay:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> Unconfirmed



# Finance Detail Page – (section two)

## PAS View

From Program Accounting System (PAS)

[TOP](#) 

PAS Status: Active

Date MFH Received the  
Status: 01/01/1900

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### Capital Advance

Current Grant Amount: \$5,199,900.00

Grant Disbursed Amount: \$5,063,348.00

Grant Term: 480

DAP Initial Closing Date: 07/02/1999

DAP Final Closing Date:

---

### Project Information

Loan Funded by Bonds: ☐ Yes ☒ No ☐ Unconfirmed

# Finance Detail Page – (section two)

## MARS View

From  Multifamily Accounting Report and Servicing (MARS)

[TOP](#) 

MARS Status: Acquired at Foreclosure

MARS Status

Date: 05/06/1999

---

### HUD-Held Loan

Assignment Date:

Unpaid Principal Balance:

Unpaid Principal Balance Effective Date:

Interest Rate:

Term:

Maturity Date:

Final Claim Paid Date:

# Finance Detail Page – COMMENTS

## (section three)

### Financing Comments:

- Comments are entered into a shared field.
- The same COMMENTS section is displayed with each system view
- All assigned Housings users can enter financing comments.
- Make sure your comments are entered in the proper sequence
- Use your initials and date to identify your comments.

# Printing the Detail pages

[Go To Printable Page](#)

# Sample View of Detail Page Printout

[Back To REMS](#)

## Finance Detail

**800000142**

**Maple Trace**

**Primary FHA:** 06235361 **Property Active:** Yes **Watch List:** No  
**Troubled Status:** Potentially Troubled **DEC Status:** Active

---

### Current Status

<b>FHA Number:</b> 06235361	<b>Primary Financing Instrument:</b> 1
<b>Section of the Act:</b> 221(d)(4)MKT - 221d4 NC/SR	
<b>Active Financing Instrument:</b>	<b>Business Phase:</b>
<b>Under Management:</b>	<b>In Development Pipeline:</b>
<b>Field Office Status:</b>	Terminated - Inactive
<b>Additional Field Office Status Info:</b>	
<b>Source System:</b> MARS	
<b>Last Update Date:</b> 5/9/2005	

---

### From Development Application Processing (DAP)

<b>DAP Status:</b> Final Endorsement	<b>DAP Status</b>
	<b>Date:</b> 05/28/1982

# Sample View of Detail Page Printout

## From Multifamily Insurance System (F47)

F47 Status: Terminated

F47 Status Date: 10/22/2003

### Insured Mortgage

Current Mortgage  
Amount:

\$1,421,400.00

Initial Endorsement Date:

05/07/1981

## From Multifamily Accounting Report and Servicing (MARS)

MARS Status: Third Party Sale

MARS Status

Date: 07/16/2004

### HUD-Held Loan

Assignment Date:

HELPFUL HINTS

and

REMINDERS

# Multifamily Help Desk

## ***PHONE***

1-800-767-7588

## ***HOURS***

Mon. to Fri. 9am – 8pm EST

## ***E-MAIL***

Real\_Estate\_MGMT@hud.gov



# Broadcast Evaluation

1. The broadcast was helpful.
2. The broadcast was easy to follow.
3. Your questions were addressed.
4. The broadcast met your needs.
5. What other topics would you find beneficial for future broadcasts?
6. General comments

For responses to 1–4, please use following scale:

**(A)** Strongly Disagree

**(B)** Disagree

**(C)** Agree

**(D)** Strongly

Agree

# REMS Broadcast Feedback

- Internal Users:
  - Send a Lotus Notes email to Remsbroadcast
- External Users:
  - Send an email to [Remsbroadcast@hud.gov](mailto:Remsbroadcast@hud.gov)